



Heather Gardens, North Hykeham, Lincoln, LN6

£114,995

None

Tenure: Leasehold, **Bedrooms:** 2

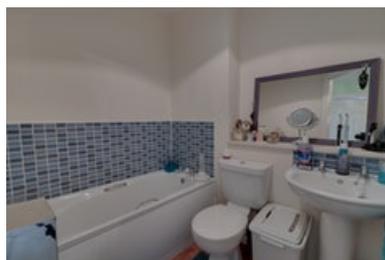
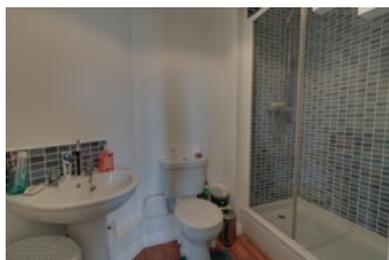
An Ideal Investment or 1st time purchase - top floor apartment in excellent condition - en suite to master bedroom - allocated parking - viewing essential The property is situated within the popular and well served area of North Hykeham. The area boasts a vast array of amenities close by including

Key features:

- ideal investment or 1st time buy
- top floor apartment
- En suite
- allocated parking

Extra info:

- **Property Age:** 14 years
- **Council Tax:** Band A (£99.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking
- **Lease info:** years remaining



An Ideal Investment or 1st time purchase - top floor apartment in excellent condition - en suite to master bedroom - allocated parking - viewing essential

The property is situated within the popular and well served area of North Hykeham. The area boasts a vast array of amenities close by including Lidl, Asda, Marks & Spencer Foodstore and Sainsburys supermarkets, doctors surgery, Ling Moor primary School, Robert Pattinson and North Kesteven secondary schools and The Forum shopping centre which offers Post Office, pharmacy, bakery, Tesco and restaurants to name a few.

Situated on the second floor and accessed via staircase, this modern apartment is accessed via a panelled door with intercom system to;

ENTRANCE HALL With fitted storage cupboard, access to loft space which has been boarded for additional storage, two radiators, entry phone system and fitted carpet.

LOUNGE 15' 4" x 11' 3" (4.69m x 3.43m) Offering window to side elevation and double doors to front elevation with Juliet balcony offering views, radiator, TV aerial and telephone point, fitted carpet and opening to;

KITCHEN 7' 9" x 6' 3" (2.38m x 1.91m) Enjoying a range of modern contemporary units including; Stainless steel sink and drainer unit inset to work surface with cupboard and space below for automatic washing below. Adjacent is a further work surface with four ring gas hob having stainless steel oven below, extractor unit above and space also for both fridge and freezer units.

BEDROOM 1 12' 0" x 8' 7" (3.67m x 2.62m) Having window to front elevation, radiator, fitted carpet and door to;

EN SUITE Offering double width shower enclosure with chrome mixer shower unit, low level WC, pedestal wash hand basin, appropriate wall tiling, radiator and vinyl flooring.

BEDROOM 2 11' 10" x 5' 9" (3.62m x 1.76m) Having window to front elevation, radiator and fitted carpet.

BATHROOM Enjoying a modern white three piece suite including panelled bath, low level WC, pedestal wash hand basin; appropriate wall tiling, radiator and vinyl flooring.

SERVICES Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is fully double glazed. None of the service installations within the property have been tested. Please note: there is no lift on the premises.

TENURE We understand that the property is leasehold. Vacant possession will be given upon completion

We understand that the property is Leasehold for 150 years from 2005. £78 service per month, £136 ground rental per annum.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

67, Heather Gardens, North Hykeham, LINCOLN, LN6 8RQ

Dwelling type: Top-floor flat	Reference number: 8921-7328-6750-5673-3922
Date of assessment: 27 August 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 28 August 2019	Total floor area: 52 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,017
Over 3 years you could save	£ 30

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 174 over 3 years	£ 141 over 3 years	<div style="border: 1px solid green; padding: 5px; display: inline-block;"> <p style="margin: 0;">You could save £ 30 over 3 years</p> </div>
Heating	£ 597 over 3 years	£ 600 over 3 years	
Hot Water	£ 246 over 3 years	£ 246 over 3 years	
Totals	£ 1,017	£ 987	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #4CAF50; color: white; text-align: center;">(92 plus) A</td></tr> <tr><td style="background-color: #8BC34A; color: white; text-align: center;">(81-91) B</td></tr> <tr><td style="background-color: #FFEB3B; color: white; text-align: center;">(69-80) C</td></tr> <tr><td style="background-color: #FFC107; color: white; text-align: center;">(55-68) D</td></tr> <tr><td style="background-color: #FF9800; color: white; text-align: center;">(39-54) E</td></tr> <tr><td style="background-color: #FF5722; color: white; text-align: center;">(21-38) F</td></tr> <tr><td style="background-color: #C0392B; color: white; text-align: center;">(1-20) G</td></tr> </table> <p>Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="background-color: #e0e0e0;">Current</th> <th style="background-color: #e0e0e0;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 2em;">80</td> <td style="text-align: center; font-size: 2em;">80</td> </tr> </table>	Current	Potential	80	80	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
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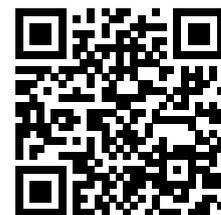
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£10	£ 30

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

MISREPRESENTATION ACT, 1967.

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